



THE PADDOCKS

TYE GREEN - CRESSING

SPECIFICATION



COUNTRYSIDE
Homes

THE PADDOCKS

SPECIFICATION

KITCHEN

- Individually designed kitchen
- Integrated extractor hood
- Flush fit, under cupboard LED lighting below wall units
- 1 ½ bowl sink with stainless steel mixer tap
- Integrated fridge / freezer
- Integrated dishwasher
- Integrated washing machine (where no utility room)
- Amtico Spacia flooring

2 & 3 BEDROOM HOUSES:

- Wood effect base / tall units with twisted chrome handles
- Limestone matt lacquered handleless wall units
- 4 ring gas hob with glass splashback and extractor hood
- Single oven
- Slimline, Ipanema white laminate worktops and matching upstand

4 BEDROOM HOUSES:

- Shaker style base / tall units in light grey with twisted chrome handles
- Shaker style wall units in dark grey with twisted chrome handles
- 5 ring gas hob with glass splashback and extractor hood
- Two single ovens
- Slimline, Ipanema white laminate worktops and matching upstand

5 BEDROOM HOUSES:

- Shaker style base / tall units in light grey with twisted chrome handles
- Shaker style wall units in limestone with twisted chrome handles
- 5 ring gas hob with glass splashback and extractor hood
- Two single ovens
- White Silestone worktops and matching upstand

UTILITY ROOM (where applicable)

- Fitted units, colour to match kitchen
- Slimline, Ipanema white laminate worktops and matching upstand
- Single bowl sink with chrome mixer tap
- Freestanding washing machine
- Amtico Spacia flooring, to match kitchen

BATHROOM

- White sanitaryware with chrome mixer taps
- Hand basin with Driftwood countertop and recessed shelf below
- Single ended bath with Driftwood panel
- Over bath shower with thermostatic shower mixer and screen. Where there is a separate shower in the bathroom it will have a thermostatic shower mixer with shower tray and door; no over bath shower mixer provided
- Floor mounted WC with soft close seat
- Heated chrome towel rail
- Shaver socket
- Half height tiling to sanitaryware walls. Full height tiling around main walls of bath
- Where a separate shower enclosure is provided within the bathroom, half height tiling to bath and full height tiling to shower enclosure
- Amtico Spacia flooring

EN SUITE (where applicable)

- White sanitaryware with chrome mixer taps
- Hand basin with Driftwood countertop and recessed shelf below
- Thermostatic shower mixer with shower tray and sliding door
- Floor mounted WC with soft close seat
- Heated chrome towel rail
- Shaver socket
- Full height ceramic wall tiling to shower; half height to sanitaryware walls
- Where a separate bath is provided within the en suite, half height tiling to bath
- Amtico Spacia flooring

GENERAL FINISHES

- Semi-solid core doors painted white with matching skirtings and architraves
- Chrome door furniture
- Walls painted in Brilliant White
- Ceilings painted in Brilliant White
- White UPVC windows
- White UPVC French doors to garden

FLOORING

- Abingdon Stainfree Soft Shades carpet to all bedrooms, separate living rooms where applicable, stairways, landings and cupboards
- Amtico Spacia flooring to all remaining areas, please speak to Sales Consultants for further details

HEATING, LIGHTING & ELECTRICAL

- Gas fired central heating and hot water system with central programme
- Pendant lighting to living / dining areas, separate living and dining rooms, landings and bedrooms
- Energy efficient downlighters to kitchens, utility rooms, hallways, bathrooms, en suites and WCs
- White switches and sockets
- Smoke alarms positioned where required throughout
- Radiators with individual thermostatic controls

HOME ENTERTAINMENT & COMMUNICATIONS

- Wiring only to aerial and satellite dish (aerial and satellite dish not provided)
- Fibre optic capability supplied to main data point (subject to future connection by purchaser)

EXTERNAL

- Landscaped front garden
- Rear garden rotavated and turfed
- Outside tap
- Door bell
- Black motion sensor coach lamp to front
- Half coach lantern to the rear
- Closed board fencing



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